

## **Appendix**

Black Mountain Ranch Transportation Phasing Plan

Assessment Roll – Black Mountain Ranch

**Summary of Required Circulation Improvements By Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**VTM PHASE**

| <b>PFFP<br/>Proj No.</b> | <b>Facility</b>   | <b>Location</b>                              | <b>Required Improvement<br/>Description</b>   |
|--------------------------|---|--|---|
|                          | <b>Vesting Tentative Map Phase One:</b> Prior to development in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:                             |  |   |
|                          | <b>On-Site Roads</b>  |  |   |
| T-3                      | Black Mtn. Rd.  | Carmel Valley Rd. to existing Black Mtn. Rd. | Construct 4 lane major street.  |
| T-9                      | Camino Del Sur  | At San Dieguito Rd.                          | Construct traffic signal.   |
| T-9                      | Camino Del Sur  | San Dieguito Rd. to Carmel Valley Rd.        | Construct 2 lanes of an ultimate 4 lane major road.   |
| T-9                      | Camino Del Sur  | At B Street                                  | Construct traffic signal.   |
| T-9                      | Camino Del Sur  | At Carmel Valley Rd.                         | Construct traffic signal.   |
| T-3                      | Carmel Valley Rd.   | At Black Mountain Rd.                        | Construct traffic signal.   |
| T-1                      | San Dieguito Rd.  | Property boundary east to Camino Del Sur     | Construct a 2-lane collector street with intersection widening.   |
|                          | <b>Off-Site Roads</b>   |  |   |
| T-4                      | Black Mtn. Rd.  | At Maler Rd.                                 | Construct traffic signal.   |
| T-4                      | Black Mtn. Rd.  | At SR-56 WB Ramp                             | Widen WB approach for dual lefts and right turn lanes. Modify signal.   |
| T-4                      | Black Mtn. Rd.  | At SR-56 EB Ramp                             | Widen SB approach for dual lefts; Widen NB approach for exclusive right turn lane.                              |
| T-4                      | Black Mtn. Rd.  | At Park Village Rd.                          | Widen SB approach for exclusive right turn lane.  |
| T-19                     | Carmel Valley Rd.   | Western portion of SR-56 to Via Abertura     | Provide striping, signing, and widening improvements as required by City Engineer, enhance existing 2-lane road |
| T-21.1,<br>T-21.2        | Carmel Valley Rd.   | Via Abertura to Black Mtn. Rd.               | Construct 2 lanes of an ultimate 4 lane major road with intersection widening                                   |
| T-19                     | Carmel Valley Rd.   | At Rancho Santa Fe Farms Rd.                 | Construct traffic signal  |
| T-28                     | El Camino Real  | At San Dieguito Rd.                          | Widen WB approach for shared left and right turn lane   |
| T-4                      | Rancho Penasquitos Blvd.  | At SR-56 WB Ramp                             | Widen WB off ramp to provide a center left/through/right turn lane.   |
|                          | <b>Vesting Tentative Map Phase Two:</b> Prior to exceeding 600 equivalent dwelling units in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer: |  |   |
|                          | <b>On-Site Roads</b>  |  |   |
| N/A                      | SR-56<br>or   | Black Mountain Rd. to Camino Del Sur         | Extend to Camino Del Sur  |
| T-9                      | Camino Del Sur  | San Dieguito Rd. to Carmel Valley Rd.        | Widen to 4 lane major street  |
| T-13,<br>T-14            | Camino Del Sur  | Carmel Valley Rd. to SR-56                   | Construct 4-lane major street   |
|                          | <b>Off-Site Roads</b>   |  |   |
| T-18                     | Carmel Valley Rd.   | At I-5 SB Ramp                               | Restripe the intersection for a WB shared left/through lane. Modify signal for split phasing                    |

**NAME CHANGE NOTES:**

- a) Former North Village Drive has been renamed Paseo Del Sur and is included herein as an Internal Roadway.
- b) Former Camino Ruiz and those portions of Camino del Norte within Subarea I and Subarea IV have been renamed Camino Del Sur.
- c) The portion of Camino Santa Fe within Subarea III at SR-56 and north to Del Mar Heights Road has been renamed Carmel Valley Road.

**Summary of Required Circulation Improvements By Phase**  
**Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I**  
**PHASE I-A & I-B**

| <b>PFFP<br/>Proj No.</b> | <b>Facility</b>   | <b>Location</b>                              | <b>Required Improvement<br/>Description</b>            |
|--------------------------|---|--|--|
|                          | <b>Black Mountain Ranch Subarea I Phase I-A:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and any equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.   |  |  |
|                          | <b>On-Site Roads</b>  |  |  |
| T-5                      | Camino Del Sur  | San Dieguito Rd. to Paseo Del Sur            | Construct 2 lanes of ultimate 4-lane major street      |
| T-47,<br>T-48            | Internal Roadways   | As required by internal development          | Construct roadways and traffic signals                 |
|                          | <b>Off-Site Roads</b>   |  |  |
| T-14                     | Camino Del Sur  | Carmel Valley Rd. to SR-56                   | If not complete, widen to 4 lanes                      |
| T-21.1                   | Carmel Valley Rd.   | Via Abertura to Camino Del Sur               | Widen to 4 lanes                                       |
| N/A                      | SR-56   | Black Mountain Rd. to Camino Del Sur         | Construct 4 lane freeway (3) (4)                       |
| T-53                     | San Dieguito Rd.  | At El Apajo                                  | Traffic signal or Contribute funding for improvement   |
| T-29.1                   | El Camino Real  | San Dieguito Rd. south to Half Mile Dr.      | Widen to 4 lanes                                       |
| T-32.1                   | Via de la Valle   | El Camino Real West to San Andres Dr.        | Widen to 4 lanes (1) (5)                               |
| T-32.1                   | Via de la Valle   | San Andres Dr. to I-5                        | Restripe for 6 lanes (1)                               |
|                          | <b>Black Mountain Ranch Subarea I Phase I-B:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 1,282 equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer. |  |  |
|                          | <b>On-Site Roads</b>  |  |  |
| T-10                     | Camino Del Sur  | San Dieguito Rd. to Carmel Valley Rd.        | If not complete, widen to 4 lanes                      |
| T-47,<br>T-48            | Internal Roadways   | As required by internal development          | Construct roadways and traffic signals                 |
|                          | <b>Off-Site Roads</b>   |  |  |
| N/A                      | Camino Del Sur  | SR-56 south to Carmel Mountain Rd.           | Construct 4 lanes                                      |
| N/A                      | Camino Del Sur  | Carmel Mountain Rd to Dormouse Rd.           | Construct 2 lanes (2)                                  |
| T-19,<br>T-20            | Carmel Valley Rd.   | Del Mar Heights Rd. to SR-56                 | Construct 4 lanes                                      |
| T-20                     | Carmel Valley Rd.   | Via Abertura west to Del Mar Heights Rd.     | Widen to 4 lanes                                       |
| T-22.2                   | Carmel Valley Rd.   | Camino Del Sur to Black Mountain Rd.         | Widen to 4 lanes                                       |
| N/A                      | Del Mar Heights Rd.   | Lansdale Dr. to Carmel Valley Rd.            | Construct 4 lanes                                      |
| T-2                      | El Apajo  | Via de Santa Fe to San Dieguito Rd.          | Widen to 3 lanes                                       |
|                          | SR-56   | Camino Del Sur to east of Carmel Country Rd. | Construct 4 lane freeway (3) (4)                       |
| T-15.1                   | SR-56   | At Camino Del Sur                            | Construct diamond interchange                          |
| N/A                      | SR-56   | At Carmel Valley Rd.                         | Construct diamond interchange                          |
| T-56                     | SR-56   | At I-15                                      | Contribution of \$580,000 for interchange improvements |
| T-29.2                   | El Camino Real  | Via de la Valle to San Dieguito Rd.          | Widen to four-lanes (2)                                |
| T-29.2                   | Via de la Valle   | El Camino Real (E) to El Camino Real (W)     | Widen to four-lanes (2) (5)                            |
| N/A                      | Interstate 5  | SR-56 to I-805                               | Construct dual freeways (3)                            |

(1) If unable to assure at time of first EDU in Phase I-A because of failure to acquire right of way, obtain Coastal Commission approval or other reason beyond City or developer control, improvement will be subject to a bonded deferred improvement agreement and moved into Phase I-B.

(2) Current City CIP projects. City will assure in Phase I-B; otherwise, Phase II EDUs will not be released until assured

(3) SR-56 is assured by the City and the dual freeways are assured by Caltrans.

(4) SR-56 was formerly described as a single project from Carmel Valley to Black Mountain Road.

(5) Via de la Valle was formerly described as a single project from San Andres Drive to El Camino Real (E).

**Summary of Required Circulation Improvements By Phase**  
**Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I**  
**PHASE II-A & II-B**

| <b>PFFP<br/>Proj. No.</b> | <b>Facility</b>  | <b>Location</b>                          | <b>Required Improvement<br/>Description</b>  |
|---------------------------|--|--|--|
|                           | <b>Black Mountain Ranch Subarea I Phase II-A:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 1,582 equivalent dwelling units in the remainder of Subarea I, (totaling 4,192 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer. |  |  |
|                           | <b>On-Site Roadways</b>  |  |  |
| T-6, T-34                 | Camino Del Sur   | San Dieguito Rd. to Camino del Norte     | Widen to 4 lanes (6)   |
| T-25                      | Carmel Valley Rd.  | Black Mountain Rd. to Camino Crisalida   | Construct 2 lanes (7) (8)  |
| T-47, T-48                | Internal Roadways  | As needed                                | Construct roadways and traffic signals   |
|                           | <b>Off-site Roadways</b>   |  |  |
| T-46                      | Bernardo Center Dr.  | At I-15                                  | Construct ramp improvements  |
| T-35, T-36                | Camino del Norte   | Camino Del Sur to Camino San Bernardo    | If not constructed, construct 4-lanes (9)  |
| T-37                      | Camino del Norte   | At Bernardo Center Dr.                   | Improve capacity at-grade, pedestrian bridge   |
| T-38                      | Camino del Norte   | At I-15 Ramps                            | Complete interchange improvements, NB & SB truck climbing lanes                                |
| T-55                      | I-15   | SR-163 to Escondido                      | Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility. |
| T-39                      | Rancho Bernardo Rd.  | Bernardo Center Dr. to West Bernardo Dr. | Widen to 6-lanes   |
| T-39                      | Rancho Bernardo Rd.  | At West Bernardo Dr.                     | Construct intersection improvements  |
| T-39                      | Rancho Bernardo Rd.  | At I-15 NB/SB Ramps                      | Construct intersection improvements  |
| T-45                      | West Bernardo Dr.  | At Bernardo Center Dr.                   | Construct intersection improvements  |
| T-43                      | West Bernardo Dr.  | I-15 SB Ramps to Aguamiel Rd.            | Improve cross-section  |
| T-44                      | West Bernardo Dr.  | At I-15 SB Ramp                          | Construct traffic signal   |
| T-54.2                    | SR-56 Westbound  | Between Carmel Creek Rd. On & Off Ramps  | Contribute fair share of \$1,000,000. for Auxiliary Lane                                       |
| T-18                      | El Camino Real SB  | At Carmel Valley Rd./SR-56               | Contribute fair share of \$600,000. for turn pocket  |
|                           | <b>Black Mountain Ranch Subarea I Phase II-B:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 2,602 equivalent dwelling units in the remainder of Subarea I, (totaling 5,212 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer. |  |  |
|                           | <b>On-Site Roadways</b>  |  |  |
| T-47, T-48                | Internal Roadways  | As needed                                | Construct roadways and traffic signals   |
|                           | <b>Off-Site Roadways</b>   |  |  |
| N/A                       | I-5  | I-805 to Birmingham                      | Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility. |
| T-25                      | Carmel Valley Rd.  | Black Mountain Rd. to Camino Crisalida   | Widen to 4 lanes (8)   |
| N/A                       | Camino Del Sur   | Carmel Mountain Rd to Dormouse Rd.       | Widen to 4 lanes   |

(6) Project formerly described as three separate increments: Camino Ruiz from San Dieguito Road to North Village Drive, Camino Ruiz from North Village Drive to Camino del Norte and Camino del Norte from the Eastern Project Boundary to the Western Project Boundary.

(7) 138 EDUs will be released with the assurance of two lanes of Carmel Valley Road between Black Mountain Road and Camino Crisalida without regard to other transportation phasing or EDU limitations.

(8) Project formerly described as Black Mountain Rd. to Bernardo Center Dr.

(9) Project formerly described as two separate increments: Camino del Norte from Eastern Project Boundary to 4S Parkway and from 4S Parkway to Existing Terminus which was Camino San Bernardo.

Summary of Required Circulation Improvements By Phase  
Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I  
**PHASE III**

| <i>PFFP<br/>Proj No.</i> | <i>Facility</i>   | <i>Location</i>                          | <i>Required Improvement<br/>Description</i> |
|--------------------------|---|--|---|
|                          | <b>Black Mountain Ranch Subarea I Phase III:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 3,682 equivalent dwelling units in the remainder of Subarea I, (totaling 6,292 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer. |  |   |
|                          | <b>On-Site Roadways</b>   |  |   |
| T-47,<br>T-48            | Internal Roadways   | As needed                                | Construct roadways and traffic signals      |
|                          |   |  |   |
|                          | <b>Off-Site Roadways</b>  |  |   |
| N/A                      | Camino Del Sur  | Carmel Valley Rd. to Carmel Mountain Rd. | Widen to six-lanes                          |
| T-54.2                   | State Route 56  | I-5 to I-15                              | Widen to 6-lane freeway.                    |
| T-58                     | State Route 56  | At I-5                                   | Construct north facing ramps.               |
| T-15.1                   | State Route 56  | At Camino Del Sur                        | Construct partial cloverleaf interchange.   |
| N/A                      | Carmel Valley Rd,   | Del Mar Heights Rd. to SR-56             | Widen to six-lanes.                         |
| T-57                     | Black Mountain Rd   | Twin Trails Rd. to north of Mercy Rd.    | Widen to six-lanes                          |



# Black Mountain Ranch Land Uses

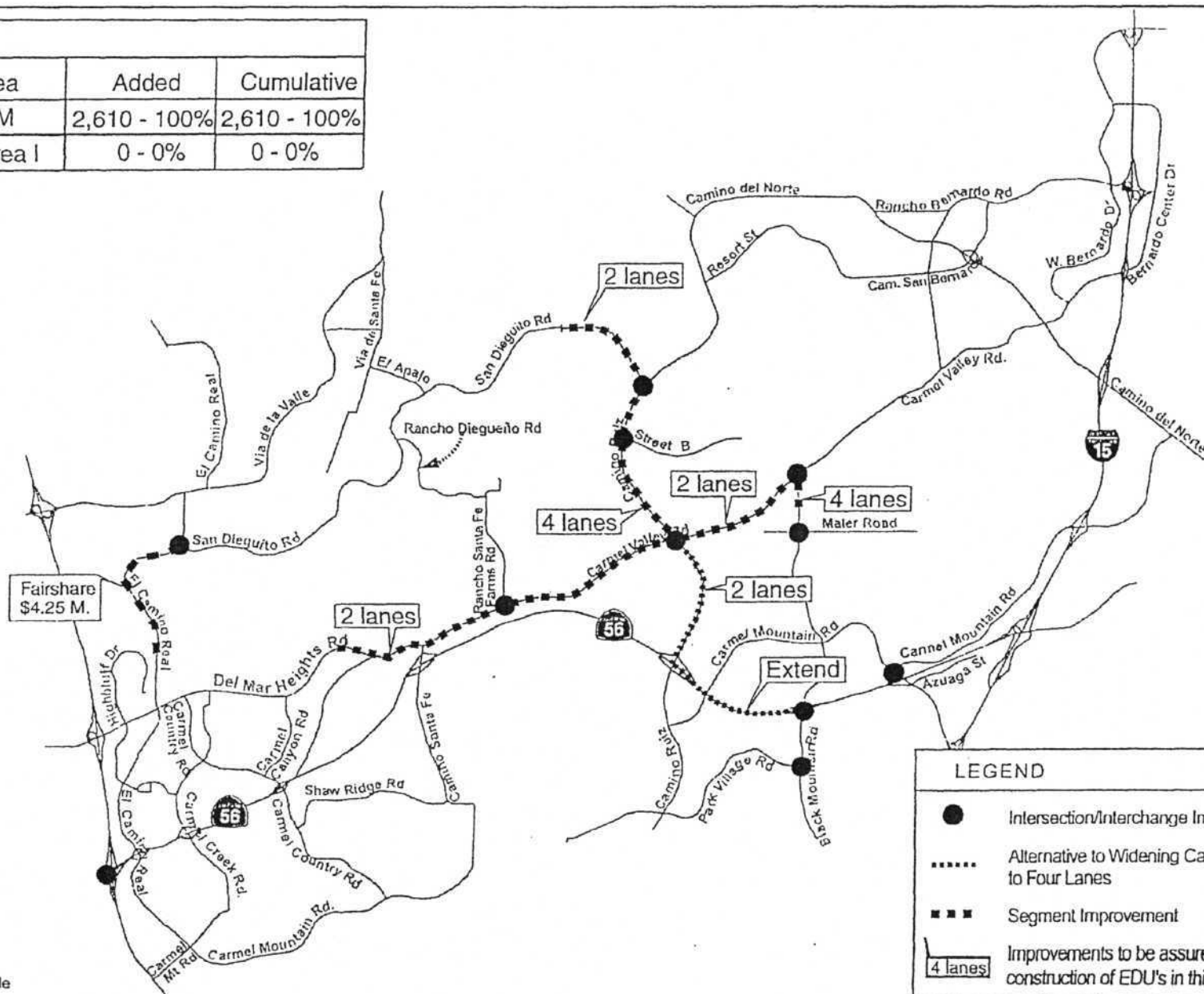
| <i>Land Use</i>  | <i>Units</i>           | <i>Intensity</i> | <i>Daily Trip Rate<br/>(Vehicle Trips)</i> | <i>Total Daily Trips<br/>(Vehicle Trips)</i> |
|--|------------------------|------------------|--|--|
| <b>VTM PHASE</b>   |                        |                  |  |  |
| <i>Black Mountain Ranch Land Uses Under VTM 95-0173</i>                        |                        |                  |  |  |
| Estate Residential   | Dwelling Units         | 71               | 12   | 852  |
| Single Family Residential  | Dwelling Units         | 871              | 10   | 8,710  |
| Affordable Housing   | Dwelling Units         | 179              | 8  | 1,432  |
| Middle School  | Acres                  | 17               | 40   | 680  |
| Elementary School  | Acres                  | 10               | 60   | 600  |
| Church (2)   | Acres (Total)          | 6                | 60   | 360  |
| Golf Courses (2)   | Courses (Total)        | 2                | 600  | 1,200  |
| Neighborhood Park (2)  | Acres (Total)          | 10               | 10   | 100  |
| Community Park   | Acres                  | 30               | 10   | 300  |
| <b>Subtotals:</b>  | <b>Dwelling Units:</b> | <b>1,121</b>     | <b>Trips:</b>                              | <b>14,234</b>                                |
| <i>Black Mountain Ranch Land Uses Under Proposition C 1996 and VTM 99-1161</i> |                        |                  |  |  |
| Neighborhood Commercial  | Thousand Sq. Feet      | 60               | 120  | 7,200  |
| Single Family Residential  | Dwelling Units         | 218              | 10   | 2,180  |
| Multi-Family Residential   | Dwelling Units         | 42               | 8  | 336  |
| <b>Subtotals:</b>  | <b>Dwelling Units:</b> | <b>260</b>       | <b>Trips:</b>                              | <b>9,716</b>                                 |
| <i>Perimeter Ownership Land Uses</i>   |                        |                  |  |  |
| Single Family Residential  | Dwelling Units         | 190              | 10   | 1,900  |
| Affordable Housing   | Dwelling Units         | 36               | 7  | 252  |
| <b>Subtotals:</b>  | <b>Dwelling Units:</b> | <b>226</b>       | <b>Trips:</b>                              | <b>2,152</b>                                 |
| <b>VTM PHASE TOTALS:</b>   | <b>Dwelling Units:</b> | <b>1,607</b>     | <b>Trips:</b>                              | <b>26,102</b>                                |

|   |                        |              |               |                   |
|---|------------------------|--------------|---------------|-------------------|
| <b>PHASE I, II &amp; III</b>  |                        |              |               |                   |
| <i>Phase I, II &amp; III Black Mountain Ranch Ownership Land Uses</i> |                        |              |               |                   |
| Estate Residential  | Dwelling Units         | 120          | 12            | 1,440             |
| Single Family Residential   | Dwelling Units         | 1,600        | 10            | 16,000            |
| Multi-Family Residential  | Dwelling Units         | 830          | 8             | 6,640             |
| Age Restricted Residential  | Dwelling Units         | 500          | 4             | 2,000             |
| High School (portion)   | Acres                  | 40           | 50            | 2,000             |
| Middle School   | Acres                  | 30           | 40            | 1,200             |
| Elementary School   | Acres                  | 10           | 60            | 600               |
| Employment Center   | Thousand Sq. Feet      | 450          | 16            | 7,200             |
| Neighborhood Commercial   | Thousand Sq. Feet      | 75           | 120           | 9,000             |
| Office  | Thousand Sq. Feet      | 65           | 20            | 1,300             |
| Resort/Hotel (Prop. C – 1996)   | Rooms                  | 300          | 8             | 2,400             |
| Neighborhood Park   | Acres                  | 7            | 40            | 280               |
| <b>Subtotals:</b>   | <b>Dwelling Units:</b> | <b>3,050</b> | <b>Trips:</b> | <b>50,060</b>     |
| <i>Phase I, II &amp; III Perimeter Ownership Land Uses</i>            |                        |              |               |                   |
| SW Perimeter – Single Fam.  | Dwelling Units         | 94           | 10            | 940               |
| SE Perimeter – Single Fam.  | Dwelling Units         | 349          | 10            | 3,490             |
| NE Perimeter – Multi- Fam.  | Dwelling Units         | 300          | 8             | 2,400             |
| <b>Subtotals:</b>   | <b>Dwelling Units:</b> | <b>743</b>   | <b>Trips:</b> | <b>6,830</b>      |
| <b>PHASE I, II &amp; III TOTALS:</b>                                  | <b>Dwelling Units:</b> | <b>3,793</b> | <b>Trips:</b> | <b>56,890</b>     |
| <b>TOTAL DWELLING UNITS BLACK MOUNTAIN RANCH SUBAREA I</b>            |                        | <b>5,400</b> |               |                   |
| <b>TOTAL TRIPS BLACK MOUNTAIN RANCH SUBAREA I</b>                     |                        |              |               | <b>82,992 (1)</b> |

(1) Total trips are 1028 trips ( approx. 103 EDU) less than the total trips of 84,020 allocated in the Transportation Phasing Plan.

This buffer was created primarily by the deletion of a High School Site that was included in the original VTM 95-0173 and in the original traffic and transportation analysis which is the basis for the Transportation Phasing Plan.

| VTM       |              |              |
|-----------|--------------|--------------|
| Area      | Added        | Cumulative   |
| VTM       | 2,610 - 100% | 2,610 - 100% |
| Subarea I | 0 - 0%       | 0 - 0%       |



N  
Not To Scale

Last Revised: September 10, 2002.

### VTM Circulation Network Improvements



Kitsu & Associates  
www.kitsu.com

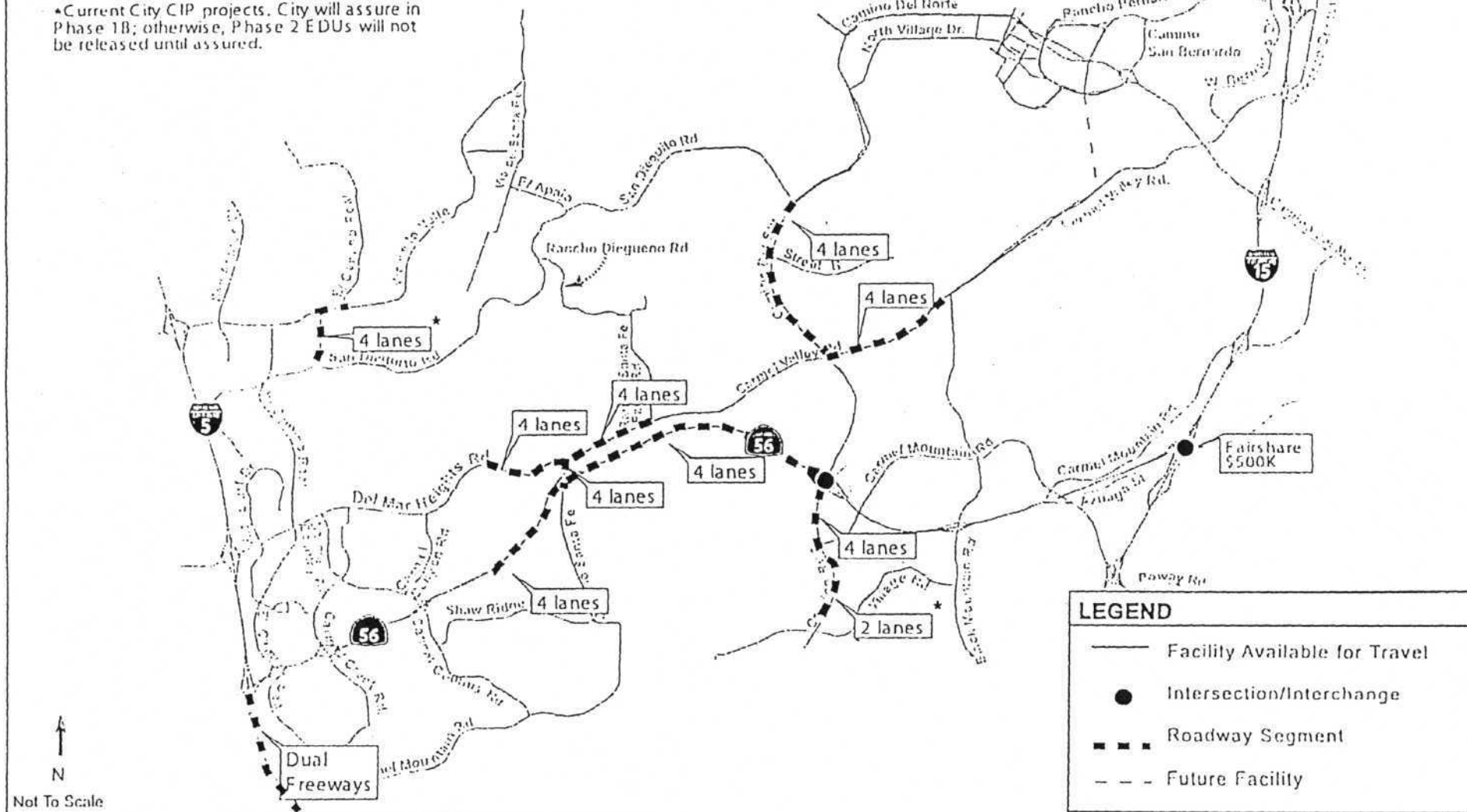
Black Mountain Ranch Subarea Plan  
Circulation Analysis





| Phase I-B EDU Improvements |       |            |
|----------------------------|-------|------------|
| Area                       | Added | Cumulative |
| Subarea I                  | 300   | 1,582      |

\*Current City CIP projects. City will assure in Phase 1B; otherwise, Phase 2 EDUs will not be released until assured.

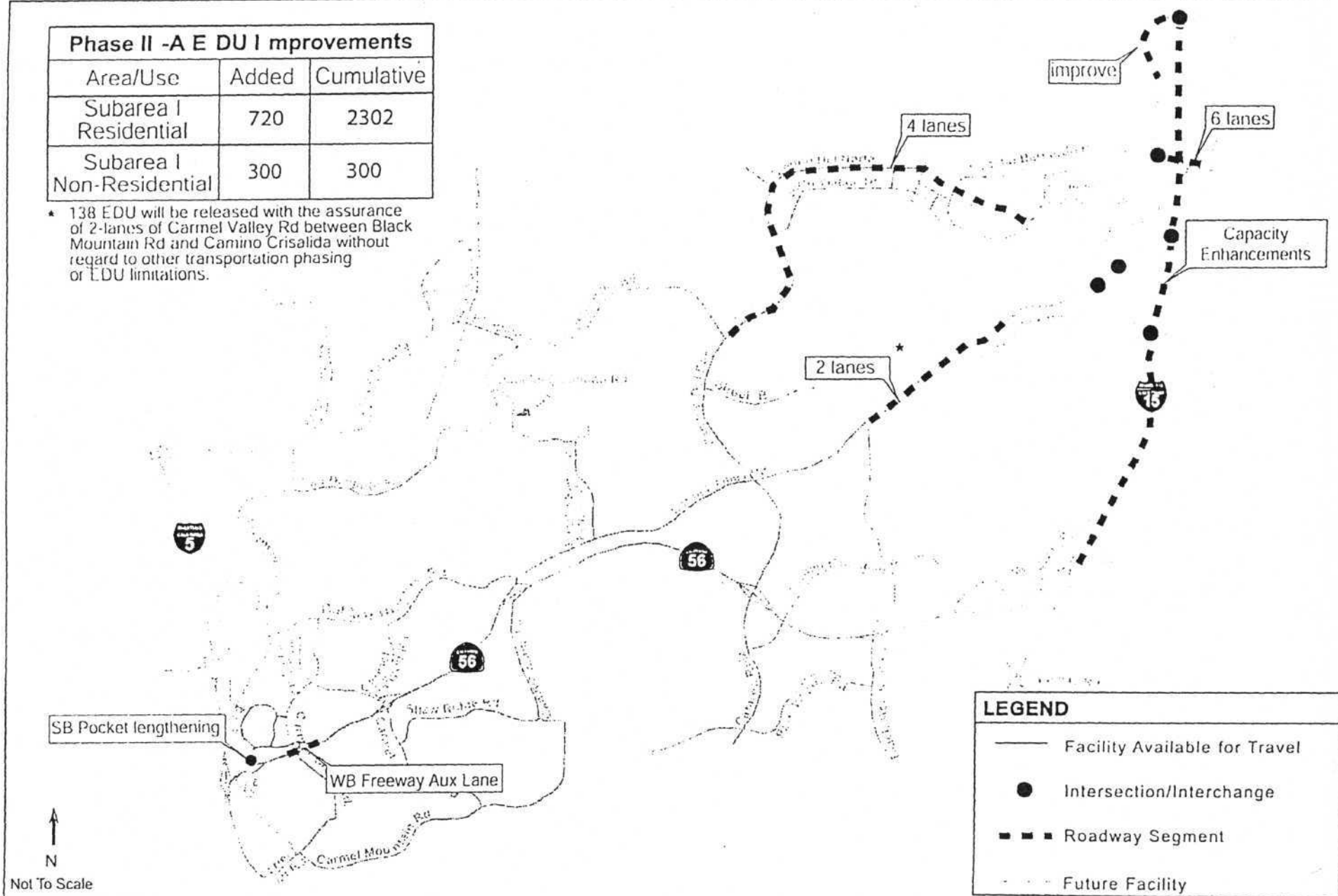


Last Revised: July 9, 2004  
JA3577

## Black Mountain Ranch Phasing Phase I-B

| Phase II -A E D U I mprovements |       |            |
|---------------------------------|-------|------------|
| Area/Use                        | Added | Cumulative |
| Subarea I Residential           | 720   | 2302       |
| Subarea I Non-Residential       | 300   | 300        |

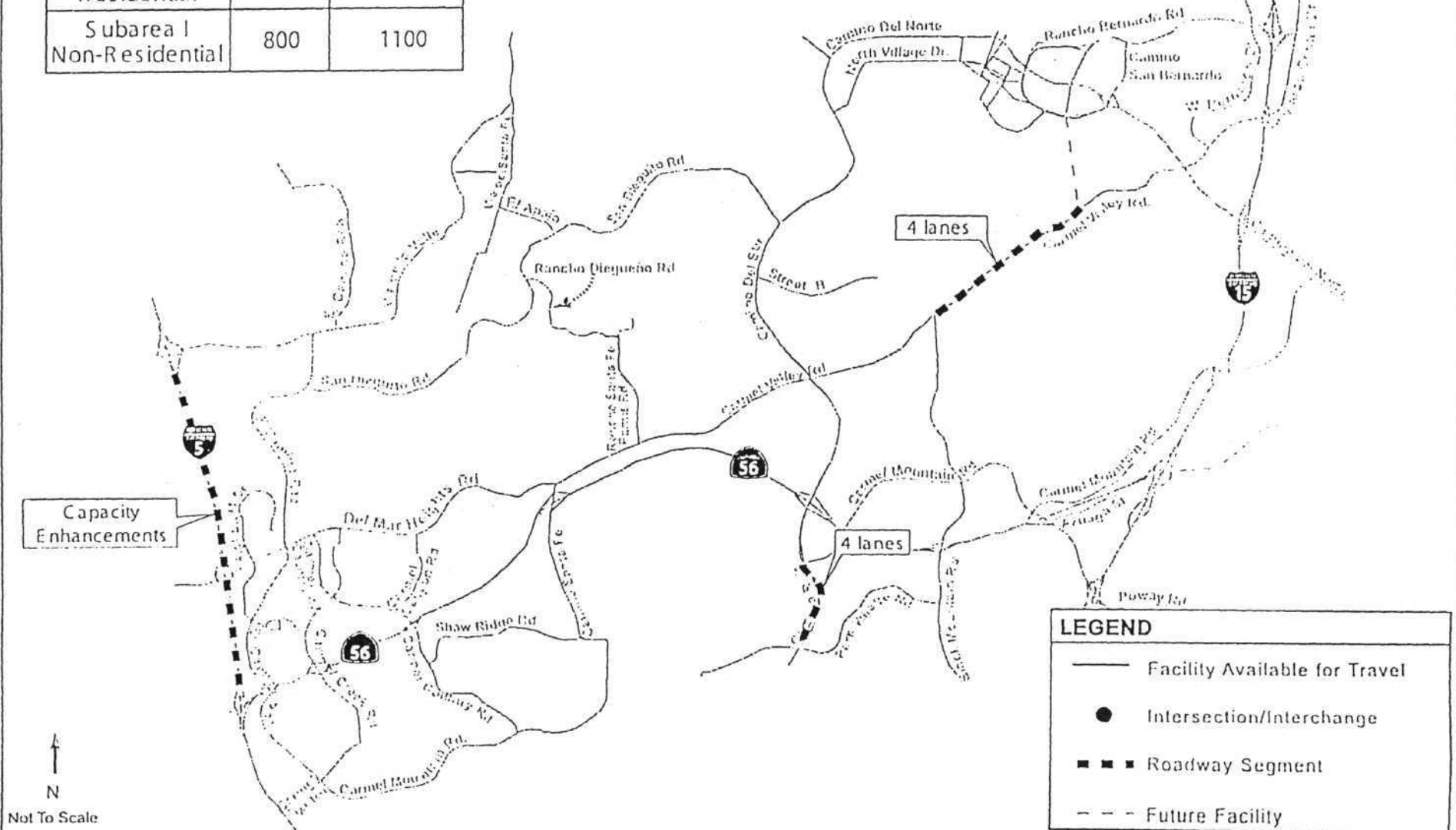
\* 138 EDU will be released with the assurance of 2-lanes of Carmel Valley Rd between Black Mountain Rd and Camino Crisalida without regard to other transportation phasing or EDU limitations.



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## Black Mountain Ranch Phasing Phase II-A

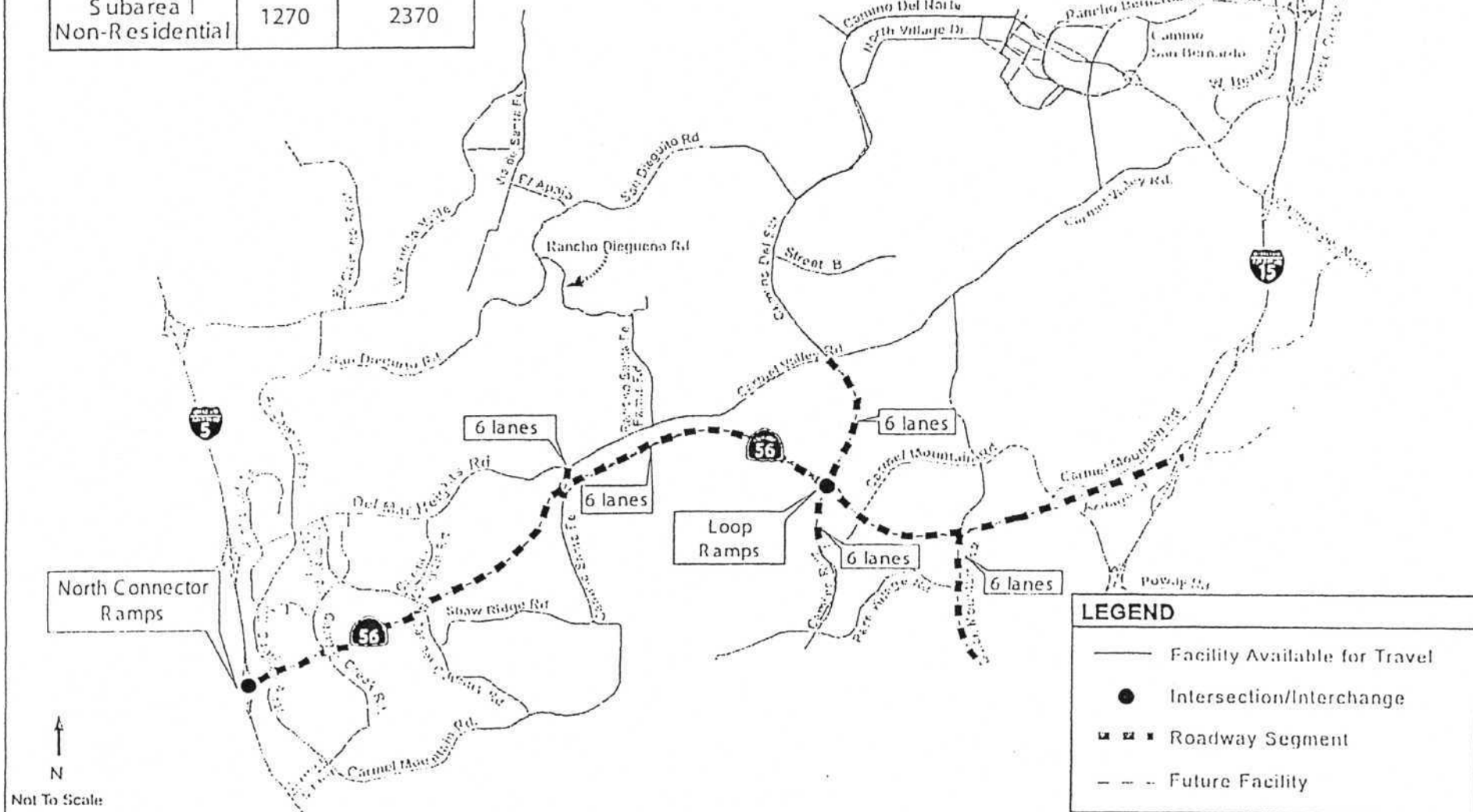
| Phaše II-B EDU Improvements |       |            |
|-----------------------------|-------|------------|
| Area/Use                    | Added | Cumulative |
| Subarea I Residential       | 280   | 2582       |
| Subarea I Non-Residential   | 800   | 1100       |



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JA3517

Black Mountain Ranch Phasing  
*Phase II-B*

| Phase III EDU Improvements |       |            |
|----------------------------|-------|------------|
| Area/Use                   | Added | Cumulative |
| Subarea I Residential      | 840   | 3422       |
| Subarea I Non-Residential  | 1270  | 2370       |



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### Black Mountain Ranch Phasing Phase III